



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8
999 18th STREET - SUITE 300
DENVER, CO 80202-2466
<http://www.epa.gov/region08>

SDMS Document ID



1035171

January 26, 2006

Mr./Ms. 4720 Gaylord LLC
4720 Gaylord Street
Denver, CO 80215

Dear Mr./Ms. 4720 Gaylord LLC,

This letter certifies that soils on the property at 4720 Gaylord Street in Denver, Colorado, have been remediated in accordance with the U.S. Environmental Protection Agency's (EPA) Record of Decision for the Vasquez Boulevard and Interstate 70 Superfund Site (VB/I-70), Operable Unit 1, signed by EPA on September 25, 2003. The required work was accomplished in accordance with EPA approved work plans. The remediation successfully addressed the health risks associated with exposure to arsenic and/or lead in soils at this property.

The clean-up action conducted by the EPA and the U.S. Army Corps of Engineers (USACE) addressed residences where the soil concentrations of lead and/or arsenic exceeded the action levels of 400 parts per million (ppm) and/or 70 ppm, respectively. The clean up consisted of excavation of the top 12 inches of soil at the listed property. The excavated area was replaced with clean soils.

If you require more specific information concerning the clean-up of your property, please contact me at U.S. EPA (8EPR-SR), 999 18th Street, Suite 300, Denver, CO 80202-2466, Attn: Victor Ketellapper, or 303-312-6578, or Pat Courtney at 303-312-6631.

Sincerely,

Victor Ketellapper
Project Manager



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26 de Enero de 2006

Señor /Señora 4720 Gaylord LLC
4720 Gaylord Street
Denver, CO 80215

Estimado(a) Señor/Señora 4720 Gaylord LLC,

Este carta certifica que tierra en el propiedad 4720 Gaylord Street en Denver Colorado, ha sido remediado de acuerdo con la U.S. Environmental Protection Agency's (EPA) Recuerdo de Decisión para el Vasquez Boulevard y Interstate 70 Superfund Site (VB/I-70), Operable Unit 1, Firmado por EPA en September 25, 2003. El trabajo requerido era realizado de acuerdo con EPA confirmado plan del trabajo. La remediación eliminado con éxito los riesgos asociados con la exposición a arsénico y/o plomo en la tierra en su propiedad.

La acción de limpieza conductazo por EPA y el U.S. Army Corps of Engineers (USACE) dirigido a residentes donde las concentraciones de plomo y/o arsénico en la tierra excedido el nivel de acción de 400 partes por millón (ppm) y/o 70 ppm respectivamente. La limpieza consistido de la excavación de la primera doce pulgadas de tierra de la propiedad listado. El área excavado era reemplazado con tierras limpias.

Si quisiera mas información especifica en relación de la limpieza de su propiedad, por favor contáctame en U.S. EPA (8EPR-SR), 999 18th Street, Suite 300, Denver, CO 80202-2466, Attn: Victor Ketellapper, or 303-312-6578, or Pat Courtney at 303-312-6631.

Sinceramente,

Victor Ketellapper
Gerente del Proyecto

Consent For Access To Property

RIGHT OF ENTRY TO PREMISES

Grantor (the property owner) consents to and authorizes the United States Environmental Protection Agency (EPA) or its authorized representatives, collectively the Grantee, to enter and perform certain environmental response activities upon the following described premises:

Owner's Name: 4720 Gaylord Street Llc	 303 232 6137
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Addresses of Properties covered by this Agreement:	Address: 4720 Gaylord St
	Address:
	Address:

PURPOSE OF RESPONSE ACTIVITIES

The EPA is requesting access to collect soil samples and remove soil that contains elevated concentrations of arsenic and/or lead and may pose a health hazard. The soil will be removed and the excavated area(s) will be replaced with clean materials and restored. This work is being performed under the Vasquez Boulevard/I-70 Superfund Site remediation program.

An EPA representative will contact the Grantor in-person to discuss the work to be performed. The Grantor will have an opportunity to review and approve the planned soil removal and restoration work before it begins. Once the work is finished, the Grantor will be asked to review the work and confirm that it is complete and meets with the Grantor's approval. Upon completion, the Grantor will receive written documentation from EPA that the property has been remediated.

ENVIRONMENTAL RESPONSE ACTIONS

By signing this Access Agreement, the Grantor is granting the EPA, its employees, contractors and subcontractors the right to enter the property, at all reasonable times and with prior notice, for the sole purpose of performing the work. This access shall remain in effect until the work has been satisfactorily completed. The Grantor also agrees to:

- Remove obstructions including boats, trailers, vehicles, playscape items, wood piles, dog houses, etc;
- Remove flower bulbs or plants that the Grantor or the Grantor's tenant may wish to save;
- Water and maintain replacement vegetation, including fertilizer application, as necessary subsequent to an initial watering period by EPA, unless watering is restricted by Denver Water Board;
- Abide by health and safety guidance provided by EPA;
- If the property is rented, assist EPA in obtaining tenant approval for access to the property to perform the work if EPA is unable to obtain such access; and
- Allow videotaping and/or photography of the property including exterior and interior areas of buildings.

AGREEMENT NOT TO INTERFERE

The Grantor agrees not to interfere or tamper with any of the activities or work done, or the equipment used to perform the activities, or to undertake any actions regarding the use of said property which would tend to endanger the health or welfare of the Grantees or the environment, or to allow others to use the property in such a manner.

Should you have any questions about this program, please contact the VB/I-70 Site Coordination Office at (303) 487-0377.

☒ I grant access to my properties

☐ I do not grant access to my properties

<p><u>Patricia Marchant</u></p> <p>Signature</p>	<p><u>2-10-05</u></p> <p>Date</p>	<p>_____ Signature</p>	<p>_____ Date</p>
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3032326139
1907 Teller St LRDW 60215

☒ I would like to be present during any sampling that is required.

☐ My property has a working sprinkler system that will need to be replaced.

- Remover obstrucciones, incluyendo botes, remolque, vehículos, juguetes de niños, montones de madera, casas de perros, etc.
- Remover bulbos de flores, u otras plantas que el Otorgante o inquilino del Otorgante quisiera guardar;
- Regar y mantener el reemplazo de vegetación, incluyendo la aplicación de fertilizante, subsecuente a la riega inicial por la EPA, a menos que el uso de agua esté restringido por la Junta de Agua de Denver.
- Seguir las recomendaciones de la guía de Salud y Seguridad de la EPA;
- Si la propiedad es rentada, asistir a la EPA a obtener la aprobación del inquilino para tener acceso a la propiedad dende se va a llevar a cabo el trabajo, si acaso la EPA no logra obtener acceso; y
- Permitir a hacer un video y/o tomar fotos de la propiedad, incluyendo el área exterior y interior del edificio.

ACUERDO A NO INTERFERIR

El Otorgante está de acuerdo a no interferir o meterse en cualquier actividad o trabajo hecho, o equipo que va a llevar a cabo las actividades en la propiedad, o arriesgar la salud o bienestar de los Cesionarios o el medio ambiente, o permitir otras personas a usar la propiedad en alguna manera.

Si tiene preguntas sobre este programa, por favor llame a la officina de VB/I-70 a (303) 487-0377.

☐ Si, yo permito acceso a mi propiedad.

☐ No permito acceso a mi propiedad.

Firma

Fecha

Firma

Fecha

☐ Me gustaría ser presente durante de cualquier colección de muestras.

☐ Mi propiedad tiene un sistema de regar plantas y sacate (sprinkler system).

PROPERTY INFORMATION

Property ID: 3578
House Number: 4720
Street: GAYLORD ST
Address: 4720 GAYLORD ST
Unit:
ZIP Code: 80216
Neighborhood: ELYRIA
Zone: R2

Find Record



OWNER INFORMATION

Owner Name: 4720 GAYLORD STREET LLC
Mailing Address: 1707 TELLER ST
Mailing City State Zip: LAKEWOOD CO 80215

DECISION CRITERIA

Target Property? Yes
Soil Sampled? Yes
Removal Required? Yes
Removal Complete?

SOIL SAMPLE RESULTS

Phase 3B
Arsenic Decision Value 129
Lead Decision Value 381

OTHER SAMPLE RESULTS

Media Description
Arsenic
Lead

Real Property Records

Date last updated: Friday, February 25, 2005

Real Property Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[View Map/Historic District Listing for this Property](#)
[Link to property tax information for this property](#)
[Link to property sales information for this neighborhood](#)
[Link to property sales information for all Denver neighborhoods](#)

|< << >> >| Current/Total Records: 1064/1084

PROPERTY INFORMATION

Property Type: Residential

Parcel: 0223102031000

Name and Address Information

Legal Description

4720 GAYLORD STREET LLC

ELYRIA 02231 B2 L21 & S/2 L20
& N/2 L22 & N 5FT OF E 60FT OF
S/2 L22 EXC E 5FT SD LOTS
RESIDENTIAL

1707 TELLER ST

LAKEWOOD, CO 80215

Property Address:

Tax District

4720 GAYLORD ST

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	24400	1940		
Improvements	100500	8000		
Total	124900	9940	0	9940
Prior Year				
Land	24400	1940		
Improvements	100500	8000		
Total	124900	9940	0	9940

Style: One Story

Reception No.: 0000154621

Year Built: 1888

Recording Date: 09/01/99

Building Sqr. Foot: 852

Document Type: Quit Claim

Bedrooms: 3

Sale Price: 10

Baths Full/Half: 1/0

Mill Levy: 64.402

Basement/Finished: 236/0

8x12 DG

10x14
driveway gravel

14x24

Red Mulch

10x10 RM

2x6 RM

tree

152935 lock combination

4720 gaylord street.

50x2 RM

RM + 50

gas meter

3x6 RM

2x4 RM

Red Mulch

10x21

Red Mulch

18x18

mail box R/A

20x120
DRIVEWAY gravel

A.P. Machine

gate

RM

RM

water meter

40x7 Red Mulch

7x12 DG



Project Resources Inc.

Property Access Checklist

Property ID: 3578	<input type="checkbox"/> WORK STARTED	ON: ___/___/___
Property Address: 4720 Gaylord St	<input type="checkbox"/> WORK COMPLETED	ON: ___/___/___

Property Owner: 4720 Gaylord St. LLC	Property Renter: Melissa Martinez
Mailing Address: 1707 Teller St. Lakewood Co. 80215	Home Phone: 303-295-0656
Home Phone: 303-232-6137	Fax:
Fax:	Cell/Pager:
Cell/Pager:	Additional Information:

<input type="checkbox"/> Notification Letter	Sent: ___/___/___	By:
<input type="checkbox"/> Access Agreement	Signed: ___/___/___	By:
<input type="checkbox"/> Restoration Agreement	Signed: ___/___/___	By:
<input type="checkbox"/> Topsoil Sampling (if applicable)	___/___/___	By:
<input type="checkbox"/> Disposal Sampling (if applicable)	___/___/___	By:
<input type="checkbox"/> Garden Sampling (if applicable)	___/___/___	By:
<input type="checkbox"/> Utility Clearance	Called: ___/___/___	By:
<input type="checkbox"/> Video/Photos (Before)	On: ___/___/___	By:
<input type="checkbox"/> Video/Photos (During)	On: ___/___/___	By:
<input type="checkbox"/> Video/Photos (After)	On: ___/___/___	By:
<input type="checkbox"/> Video/Photos (30-Day)	On: ___/___/___	By:
<input type="checkbox"/> Property Completion Agreement	Signed: ___/___/___	By:
<input type="checkbox"/> Final Report	Issued: ___/___/___	By:

Air Monitoring (as applicable)

<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: ___/___/___	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: ___/___/___	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: ___/___/___	By:
Results:		



Project Resources Inc.

Restoration Agreement

The purpose of this agreement is to provide a mutual agreement as to conditions of property prior to remediation activities. This will also serve as decontamination for the purpose of assuring that restoration activities are completed to the satisfaction of the property owner and the United States Environmental Protection Agency (EPA).

Property ID:	3578
Property Address:	4720 Gaylord St.
Owner:	4720 Gaylord LLC.
Phone:	

On the attached diagram(s) indicate area(s) to excavated and depth of excavation, location of all known utilities, subsurface features, surface structures and landscaping features, access location(s) to be used by contractor, and the direction of North. Indicate distances, depths, material types, etc. Indicate digital photos by referencing the photo-log number with an arrow indicating direction of view.

Items To Be Removed By Owner Before Start Of Remediation: (Use additional sheets as necessary)

The removal, storage, disposal, and/or return of these items is the Owner's responsibility.

Item:	furniture, wood, plywood, bicycles
Item:	and stuff between shed & fence.
Item:	
Item:	
Item:	
Item:	
Item:	



Project Resources Inc.

Items To Be Removed By Contractor During Remediation And Not Replaced
(Use additional sheets as necessary)

Item:
Item:
Item:
Item:
Item:
Item:
Item:

Items To Be Removed By Contractor During Remediation And Replaced
(Use additional sheets as necessary)

Item:
mailbox by front fence
Item:
Item:
Item:
Item:
Item:
Item:



Landscape Inventory
(Use additional sheets as necessary)

Item	Quantity	Unit	Description/Explanation
Total Area Of Property To Be Excavated		Square Feet	
Number of trees > 2 inch trunk diameter	3		
Number of trees < 2 inch trunk diameter			
Number of Sprinkler Zones, Control Valves, Timers, Heads, etc. Attach a sketch of the sprinkler layout.			Zones: _____ Heads: _____ Control Valves: _____
Number of and total size of all gardens / flower beds. Attach a sketch of relative sizes and locations.	# Of Beds: _____ # Of Gardens: _____		Ft ² Of Beds: _____ Ft ² Of Gardens: _____



Item	Quantity	Unit	Description/Explanation
<p>Agreed upon value of plant materials <u>not to be replaced</u> by contractor.</p> <p>Note this value will be used to issue a plant voucher to the property owner.</p>	Total # Of Beds: _____	\$	Total Ft ² Of Beds To Be Replaced With Certificate: _____
<p>Agreed upon list of plant materials that will be replaced by contractor. Be very specific and detailed.</p> <p>Include a sketch of where each plant will be placed by the contractor.</p>		Each	Only Use For Plants That Are Being Saved and Re-planted
<p>Agreed upon area of property to be replaced with grass sod.</p> <p>Include a sketch of the area(s) to be replaced with grass sod.</p>		SF	Total Ft ² Of Sod To Be Laid: _____
<p>Area of City or County property to be landscaped per their requirements.</p> <p>Include a sketch of the area (s)</p>	Total Ft ² : _____	SF	Sod: _____ Brown Mulch: _____ Red Mulch: _____
<p>Agreed upon area of property to be replaced with mulch.</p>	Total Ft ² Of Mulch: _____	SF	Red: _____ Brown: _____



Project Resources Inc.


Item	Quantity	Unit	Description/Explanation
Agreed upon area to be replaced rock.	Total Ft ² Of Rock: _____	SF	Large: _____ Medium: _____ Small (pea gravel): _____ Driveway Gravel: _____
Agreed upon area to be replaced with no groundcover.	Total Ft ² With No Groundcover: _____		

Additional Comments / Instructions:



Additional Comments / Instructions Continued:

Owner signs only if border is put
length of drive way all way to back
not partially -
main door R.

OK'ed per Greg Hoover


☐ Check the box if Owner does not want PRI to document interior foundation walls and possible pre-existing damage. By checking this box PRI is not responsible for any damage done to the interior of house, including foundation cracks or fissures.

☐ I agree

☐ I do not agree

☐ I agree

☐ I do not agree



Owner's Signature

Date

Contractor's Signature

Date

Property Completion Agreement

This agreement documents the completion of remedial activities performed on my property. My signature will designate that I am satisfied with the restoration of my property, and that no items are in questions, now, or at any time in the future, except those items listed below, if any.

Property ID:	3578
Property Address:	4720 Gaylord St.
Owner:	A.P. Marchiardo (3)
Phone:	312-232-6137

Restoration Items in Question:

Item:
Item:
Item:
Item:
Item:
Item:

Additional Comments:

Greg Sign Off 10/5/05

- ☐ I agree restoration is completed, except as noted
- ☐ I do not agree restoration is completed
- ☐ I agree that the sprinkler system is working properly following reinstallation by contractor

Owner's Signature

Date

Contractor's Signature

Date



**US Army Corps
of Engineers®**
2004

October 20, 2005,

Memorandum For the Record

Subject: Final Inspection/Acceptance
4720 Gaylord St.

- 1) Repeated attempts to contact owner have been unsuccessful.
- 2) The property has been inspected jointly, by the Site Co-Ordination team, the US Army Corps of Engineers Site Manager, and the contractors Site Superintendent. It has been determined, The property has been restored In accordance with the original Restoration Agreement.
- 3) No further action is deemed necessary.
- 4) This memorandum will serve as the Final Acceptance for the subject property.

Gregory P. Hoover
US Army Corps of Engineers
Site Manager

TARGET SHEET
EPA REGION VIII
SUPERFUND DOCUMENT MANAGEMENT SYSTEM

DOCUMENT NUMBER: 1035171

SITE NAME: VASQUEZ BOULEVARD AND I-70

DOCUMENT DATE: 01/26/2006

DOCUMENT NOT SCANNED

Due to one of the following reasons:

- ☐ PHOTOGRAPHS
- ☐ 3-DIMENSIONAL
- ☐ OVERSIZED
- ☒ AUDIO/VISUAL
- ☐ PERMANENTLY BOUND DOCUMENTS
- ☐ POOR LEGIBILITY
- ☐ OTHER
- ☐ NOT AVAILABLE
- ☐ TYPES OF DOCUMENTS NOT TO BE SCANNED
(Data Packages, Data Validation, Sampling Data, CBI, Chain of Custody)

DOCUMENT DESCRIPTION:

3 - DVDs OF PROPERTY VIDEO, PROPERTY #3578

